

**WEST LAFAYETTE DEPARTMENT OF DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT &
RENTAL CERTIFICATION
MONTHLY REPORTS**

AUGUST 2011

DEPARTMENT OF DEVELOPMENT

MONTHLY REPORT

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CDBG

In August, the city entered into a contract with City Consultants & Research to assist with preparation for the CAPER (Consolidated Annual Performance Evaluation Report). We have used this firm for CDBG plan and report assistance in the past.

We have continued to work on changes to the language in our contracts with sub-recipients as a result of our HUD monitoring visit that was conducted in July. Staff has been working with the city's HUD representative to fine tune these agreements. When they are complete, we will submit them to the city attorney for review, and ultimately, to the Board of Works for approval.

Monthly Report For August 2011, Round 21

RENTAL HOUSING INSPECTION

		Cumulative Total
INITIAL INSPECTIONS	Monthly	(since Aug. 2010)
Number of Properties by Category		
Category 1 Single Family	25	366
Category 2 Temporary Rental	2	30
Category 3 Multifamily	3	86
Category 4 Converted	1	169
Category 5 Condos Low Density	2	15
Category 6 Condos High Density	0	1
Category 7 Condos High Density	0	21
Total Number of Properties:	33	688
Total Number of Structures	33	642
Total Number of Units	70	2191
Total Number of Units with Violations	3	346
Total Number of Units with NO Violations	67	1845
Total Number of Violations	9	704
RE-INSPECTIONS	27	179
APPEALS		
Number of Appeals Requested	0	0
CERTIFICATIONS		
Number of Properties by Category		
Category 1 Single Family	19	360
Category 2 Temporary Rental	5	30
Category 3 Multifamily	21	85
Category 4 Converted	5	149
Category 5 Condos Low Density	0	15
Category 6 Condos High Density	0	0
Category 7 Condos High Density	0	22
Total Number of Properties:	50	661
FEES COLLECTED	\$11,108	\$137,268
LEGAL ACTION		
Number Referred	1	3
Number Resolved	0	0
Liens Filed	0	0
Liens Released	0	1
New Single Family Rentals	4	52
COMPLAINTS		
Tenant	3	23
Other	1	2

<u>Violations by Type</u>		
Round: 21 August 2011		
<u>Number of Units Inspected:</u>	70	
<u>Interior Violations</u>		<u>Cumulative Totals (since 01-01-11)</u>
Electrical	4	89
Plumbing	0	82
HVAC	0	8
Fire Protection Systems	2	131
Egress	0	1
Fire Stop Penetrations	0	2
Improper Use of Space	0	3
Interior Handrails	0	4
Stairs (Interior)	0	0
Windows & Doors	0	54
Interior Paint	0	5
Unsanitary Conditions	0	7
Other (Interior)	2	65
Subtotal Interior Violations:	8	451
<u>Exterior Violations</u>		
Masonry	0	4
Roof	0	7
Gutters & Downspouts	0	7
Siding & Trim	0	20
Stairs (Exterior)	0	10
Balconies	0	16
Ext. Handrails & Guardrails	0	4
Exterior Concrete	0	1
Exterior Paint	0	6
Structural	0	1
Other (Exterior)	1	46
Subtotal Exterior Violations:	1	122
Total Number of Violations:	9	573